



4079 Governor Drive, #330 • San Diego, CA 92122



Property

Habitat Land for Sale: San Diego North County (Elfin Forest)

Prime habitat for the endangered California Gnatcatcher
9.98 Acres

Suitable for conservation or mitigation; this property is directly adjacent
to preserved occupied gnatcatcher conservation lands.

Offered at \$700,000

Contact: Ann Van Leer, President, DRE #0140249, ann@landconserve.com

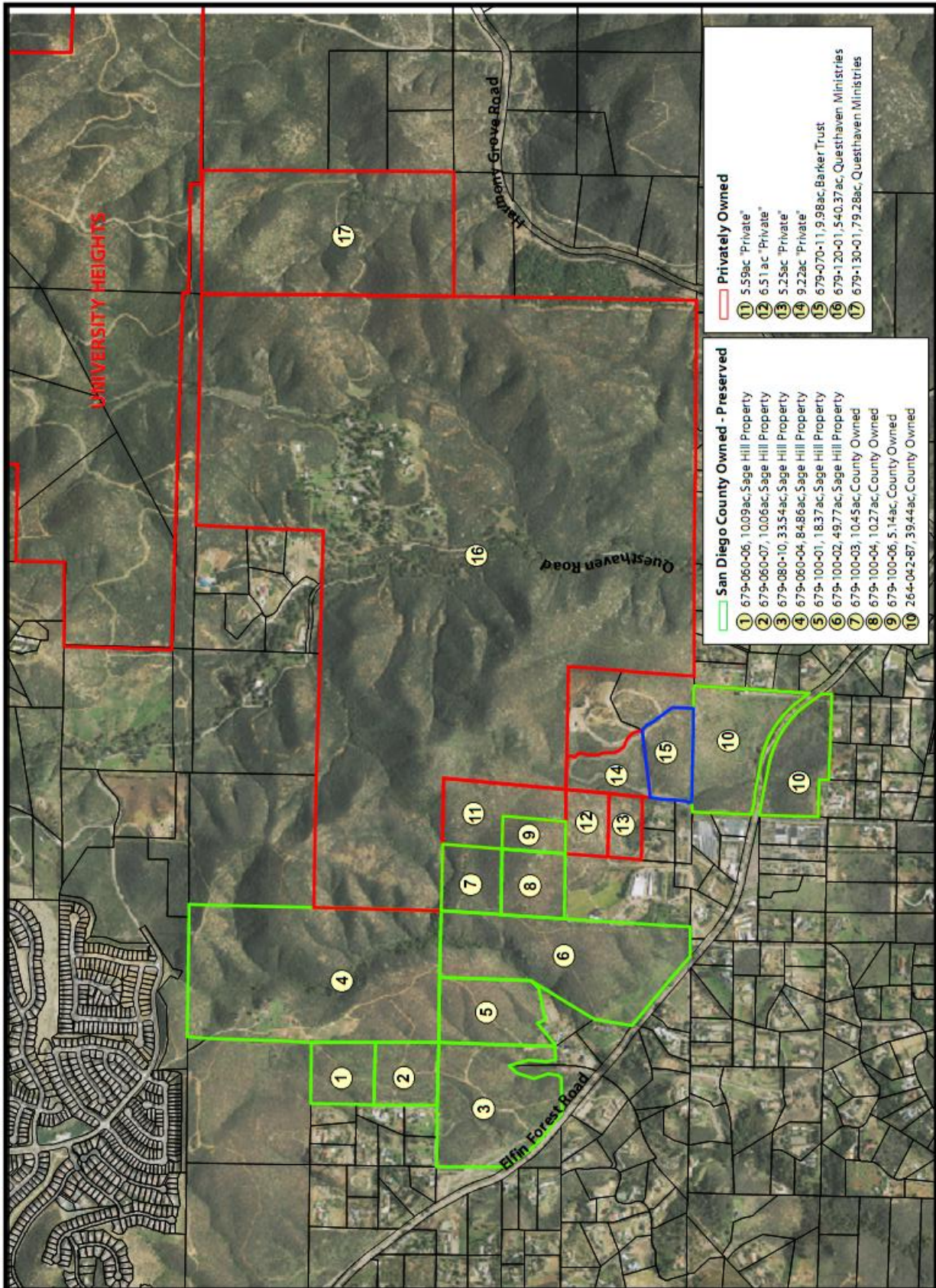
Property Details

Location	Elfin Forest area of Northern San Diego County. Located behind a locked gate on Aguilera Lane, a private road, behind the Elfin Forest/Harmony Grove Fire Department on Elfin Forest Road. (See pages 3, 4, 5 and 7)
Municipality	San Diego County unincorporated area.
Assessor Parcel Number	679-070-11-00 (See page 6 for Assessor Parcel Map).
Ownership	Richard S. and Nona T. Barker Revocable Trust (10/96)
North County MSCP	Rapid human population growth has led to conflicts with preservation of sensitive wildlife species; this has been especially true in the North San Diego County. The draft North County Multiple Species Conservation Program (MSCP) hopes to rectify that by creating a system of wildlife preserves throughout the region, including creating habitat linkages to other regional preserves. The draft plan has identified Pre-approved Mitigation Areas (PAMAs) where conservation and mitigation is to be directed. APN 679-070-11-00 is located within the PAMA.
Natural Features	<p>Directly adjacent to and within 1,500 feet of preserved habitat lands owned by San Diego County, this parcel contains prime coastal sage scrub habitat for the federally threatened California Gnatcatcher, <i>Polioptila californica californica</i>. The gnatcatcher resides primarily in coastal sage scrub and adjoining habitats. The adjacent preserved lands have been verified as occupied by the gnatcatcher (see page 5).</p> <p>According to the draft North County MSCP, the Elfin Forest area has the largest patch of coastal sage scrub in the North County PAMA. The Elfin Forest area has also been identified as an important conservation target to preserve habitat connectivity in the North County, connecting to preserved lands within the Multiple Habitat Plan to the north and the Lake Hodges segment of the South County segment of the South County MSCP to the south.</p> <p>The properties near and adjacent to and including parcel 679-070-11-00 have some of the most rich and viable wildlife habitat in the Elfin Forest area, part of why they were designated as “critical habitat” for the gnatcatcher.</p> <p>Preserving 679-070-11-00 helps buffer these previous purchases and adds an additional 10 acres of preserved land to the North County MSCP.</p>
Comments/Showing	Please note: Property is for sale for conservation or mitigation only, not development. Please contact agent for a showing.

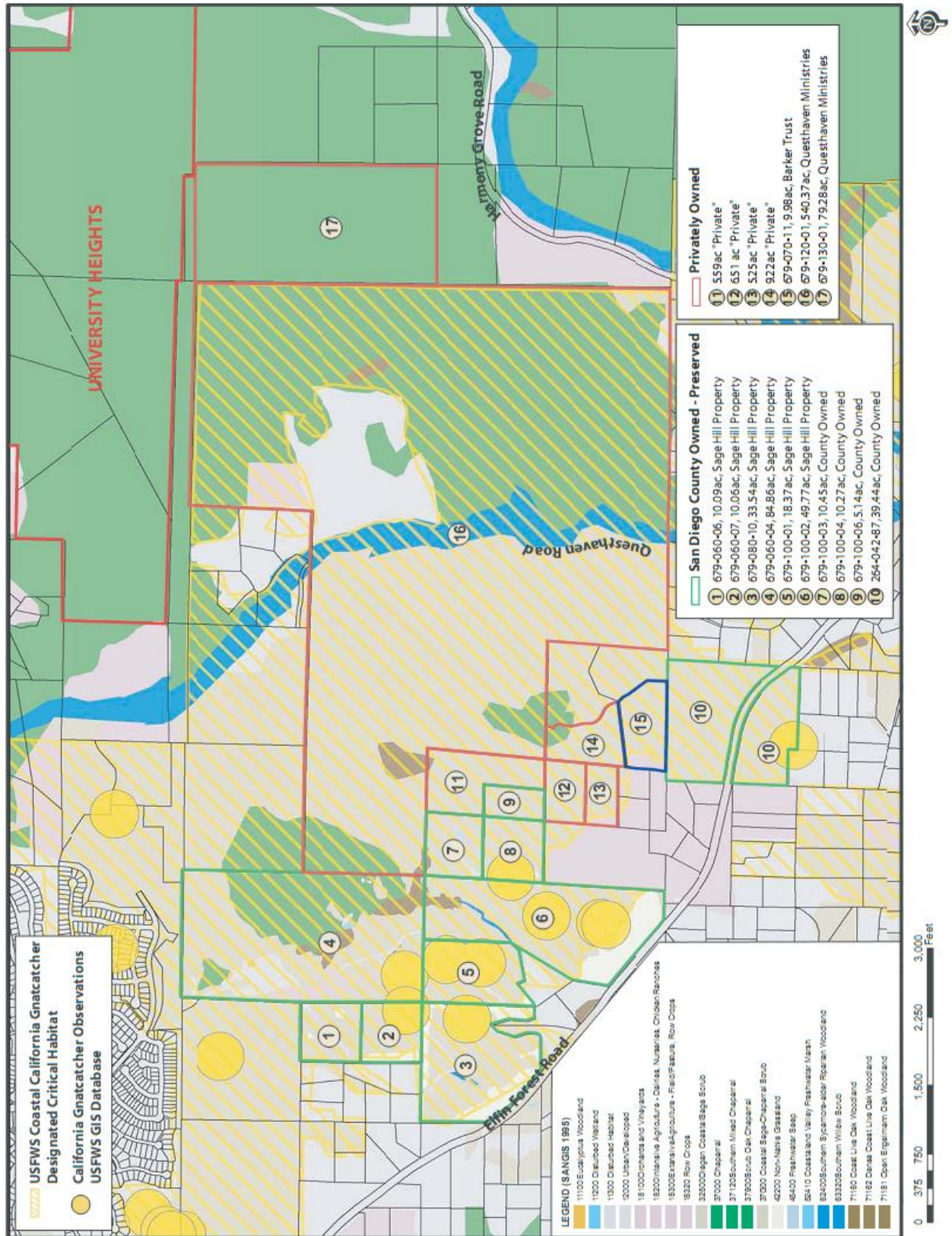
Barker Trust: Regional Location Map



Barker Trust: Local Map, Aerial View (APN 679-070-11-00 highlighted in blue)



Barker Trust: Adjacent Properties Showing Occupied Gnatcatcher Habitat (APN 679-070-11-00 highlighted in blue)



Barker Trust: Photos



Photo 1: Gate on Barker Trust Property

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Barker Trust: Photos



Photo 2: Habitat on Barker Trust Property



Photo 3: Habitat on Barker Trust Property

Barker Trust: Photos



Photo 4: View from top of Barker Trust Property